

Municipal Clerk  
Atlanta, Georgia

03-0-0600

**A SUBSTITUTE ORDINANCE  
BY THE COMMUNITY DEVELOPMENT/  
HUMAN RESOURCES COMMITTEE**

**UEZ-03-04**

**A SUBSTITUTE ORDINANCE TO CREATE THE "HARRIS HOMES REVITALIZATION, PHASES I & II, HOUSING ENTERPRISE ZONE", TO BE LOCATED AT 920 JOSEPH E. LOWERY BOULEVARD, S.W. (f.k.a. ASHBY STREET, S.W.), a.k.a. 920 SELLS AVENUE, S.W., AND FOR OTHER PURPOSES.**

**NPU "T"**

**COUNCIL DISTRICT 4**

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**WHEREAS** an amendment to the Constitution of the State of Georgia was adopted by referendum in November 1982 giving the Council of the City of Atlanta power to create urban enterprise zones in the City of Atlanta; and

**WHEREAS** enabling legislation known as the Atlanta/Fulton County Urban Enterprise Zone Act was enacted by the Georgia General Assembly and signed by the Governor in March 1983 and subsequently amended; and

**WHEREAS** the Atlanta/Fulton County Urban Enterprise Zone Act gives the Council of the City of Atlanta the authority to designate areas within the City as urban enterprise zones for housing purposes if certain conditions are met; and

**WHEREAS** the designation of a housing enterprise zone exempts the taxable value of property within the zone only from ad valorem taxes for City purposes, but the Board of Commissioners of Fulton County, by appropriate resolution, may exempt from ad valorem taxation for County purposes the taxable value of the same property that is exempted by the City; and

**WHEREAS** certain types of property may be exempted, conditions must be met by owners of private property to qualify for an exemption, period, and rate of exemptions, and elections may be made by the Atlanta City Council among various types of exemptions which are specified by State law; and

**WHEREAS** State law provides that an exemption from ad valorem taxation for City purposes also includes, but is not limited to, school and educational purposes; and

**WHEREAS** the City of Atlanta Development Impact Fee Ordinance provides that, under certain conditions, the City may exempt development in urban enterprise zones from the requirement to pay development impact fees; and

**WHEREAS** it is the expressed intent of the Atlanta City Council to use urban enterprise zone legislation as an incentive to generate private investment in areas of the City which otherwise might not attract such investments for commercial construction and job creation purposes; and

**WHEREAS** the conditions and qualifications of the Atlanta/Fulton County Urban Enterprise Zone Act, as amended, have been met relative to the creation of the proposed "Harris Homes Revitalization, Phases I & II, Housing Enterprise Zone"; except for the requirement for zoning compliance, whereby the subject property is zoned "MR-2" (Multi-Family Residential-Subdistrict 2), "MR-3" (Multi-Family Residential-Subdistrict 3), and "MRC-1" (Mixed Residential-Commercial-Subdistrict 1), per Z-02-65, with these zoning classifications requiring a Special Administrative Permit (SAP),

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS AS FOLLOWS:**

**Section 1:** It is found by the Council of the City of Atlanta that the area in and around the property that would be designated as the "Harris Homes Revitalization, Phases I & II, Housing Enterprise Zone" is economically and socially depressed. It is further found that areas such as this contribute to or cause unemployment, create an inordinate demand for public services and, in general, have a deleterious effect on the public health, safety, welfare, and morals. It is further found that these areas, as is the case with the property that would be designated as the "Harris Homes Revitalization, Phases I & II, Housing Enterprise Zone", are characterized by having no investment or under-investment by private enterprise in ventures which produce jobs, trade, provision of services, and economic activities which individually and together contribute to a healthy society. This lack of private investment and activity contributes to social and economic depression in such areas. Therefore, it is in the public interest that incentives be provided to private enterprise to invest in such areas, and that such private enterprise place priority upon the employment of those residents in those economically- and socially-depressed areas designated herein as urban enterprise zones.

**Section 2:** The "Harris Homes Revitalization, Phases I & II, Housing Enterprise Zone" is hereby created for the subject property at 920 Joseph E. Lowery Boulevard, SW (f.k.a. Ashby Street, S.W.), a.k.a. 920 Sells Avenue, SW, which represents property parcel code number (PCN) 14-0117-0003-019-8, conditioned upon the applicant obtaining and fulfilling the requirements for a special administrative permit (SAP) for the property. The effective date of all exemptions established therein shall be January 1, 2004. The "Harris Homes Revitalization, Phases I & II, Housing Enterprise Zone" shall be abolished on December 31, 2013. The "Harris Homes Revitalization, Phases I & II, Housing Enterprise Zone" shall otherwise not be abolished except as provided in State law. A legal description and map of the "Harris Homes Revitalization, Phases I & II, Housing Enterprise Zone" are attached hereto as Exhibit "A", are made a part hereof, and shall be on file in the Bureau of Planning and the Office of the Municipal Clerk.

**Section 3.** The "Harris Homes Revitalization, Phases I & II, Housing Enterprise Zone" shall be developed as a residential development project, which shall consist of 286 total new apartment units, including 196 regular apartment units in Phase I and 90 apartment units comprising an "independent living elderly facility" in Phase II.

**Section 4.** The development of the "Harris Homes Revitalization, Phases I & II, Housing Enterprise Zone" shall meet or exceed the "housing affordability requirements" for urban enterprise zone designation, which are defined as follows, per City Code Section 146-52(2)b1: Twenty percent (20%) of the total units to be provided, and ten percent (10%) of the units in each housing type and bedroom composition, shall be within the ability to pay of those households whose annual income does not exceed sixty percent (60%) of the median family income for the Atlanta metropolitan statistical area as most recently published by the United States Department of Housing and Urban Development (HUD), and as adjusted for household size in accordance with HUD procedures. The "Harris Homes Revitalization, Phases I & II, Housing Enterprise Zone" shall consist of the following breakdown of affordable housing units: 195 of the proposed 286 total units (68 percent), which would include 118 of the 196 units in Phase I (60 percent) and 77 of the 90 units in Phase II (86 percent). The affordable housing units would further be bro-

ken down by bedroom type. In Phase I, this would include 36 of the proposed 62 one-bedroom units (58 percent); 65 of the proposed 96 two-bedroom units (68 percent); 15 of the proposed 36 three-bedroom units (42 percent); and 2 of the proposed 2 four-bedroom units (100 percent). In Phase II, this would include 46 of the proposed 54 units (85 percent); and 31 of the proposed 36 two-bedroom units (86 percent).

**Section 5:** The Municipal Clerk is hereby directed to transmit a copy of this Ordinance as well as the legal description of the "Harris Homes Revitalization, Phases I & II, Housing Enterprise Zone" to the Tax Commissioner of Fulton County, to the Commissioner of the Department of Community Affairs of the State of Georgia, and to the Superintendent of the Atlanta Board of Education immediately upon the approval by the Mayor of the City of Atlanta.

**Section 6:** That all ordinances and parts of ordinances that are in conflict herewith are hereby repealed.

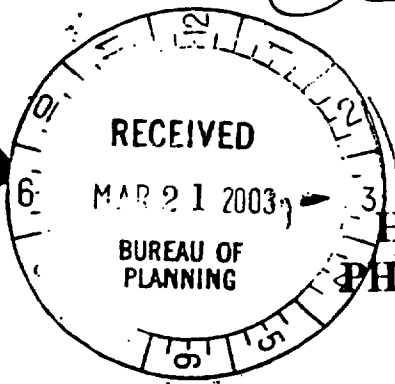
**PROJECT CHECKLIST FOR UEZ-03-04:**

**Proposed "Harris Homes Revitalization, Phases I & II, Housing Enterprise Zone"  
To Be Located at 920 Joseph E. Lowery Boulevard, S.W. (f.k.a. Ashby Street, S.W.),  
a.k.a. 920 Sells Avenue, S.W.**

CRITERION	REQUIRED	PROPOSED	COMPLIANCE
<b>1. <u>Eligibility Criteria:</u></b>	<b><u>Must meet 3 of the 4 Criteria:</u></b>		
a. Evidence of Pervasive Poverty	a. Poverty rate of $\geq 20\%$ for the Census Block Group.	a. Poverty rate of 70.1% for Census Block Group 1 of Census Tract 42 (formerly 42.95), which exceeds the required minimum of 20%.	√
b. Unemployment	b. Unemployment:  (1) Census Tract having at least 10% higher than the State Average;  OR  (2) Significant Job Loss, to be documented by the applicant.	b. Unemployment:  (1) Census Tract 42 (formerly 42.95) has an unemployment rate of 11.3%, which is more than 10% higher than the State Average of 4%.  (2)	√
c. General Distress	c. General Distress:  (1) Police beat crime rate of $\geq 20\%$ compared to the police zone;  OR  (2) (3) Vacant and/or Dilapidated Structures, or Deteriorated Infrastructure, based on documented proof of existing abandoned and/or dilapidated structures within one block of the project area, or deteriorated infrastructure.	c. General Distress:  (1) Crime rate for police beat 103 is 51% of the total violent crime for police zone 1, which is more than the required minimum of 20%. Thus, the high crime requirement has been met.  (2)	√
d. Underdevelopment	d. Underdevelopment: The NPU has $\leq 20\%$ of the amount of Development Activity com-	d. Underdevelopment: NPU "T" has -16% of the development activity within the City for resi-	√

	pared to the City as a whole for the proposed type of development.	dential development, which is less than the allowable maximum of $\leq 20\%$ .	
CRITERION	REQUIRED	PROPOSED	COMPLIANCE
2. Acreage	None.	Contains 9.8995 acres of land.	√
3. CDP Consistency	CDP Land Use Classification: Designated as "Low-Density Commercial", per CDP-02-36. Allowed F.A.R.:0.0-3.0.	Proposed FAR: 0.674.	√
4. Zoning Compliance	Zoned "MR-2" (Multi-Family Residential-Subdistrict 2), "MR-3" (Multi-Family Residential-Subdistrict 3), and "MRC-1" (Mixed Residential-Commercial-Subdistrict 1), per Z-02-65. These zoning classifications require a Special Administrative Permit (SAP).	Proposed uses are allowed within the property's zoning districts. The applicant has applied for, but not yet obtained, a Special Administrative Permit (SAP).	To be determined.
5. Project Specificity	Project-Specific Zone or Areawide Zone.	Project-Specific.	√
6. Project Readiness	$\geq 30\%$ of housing units to be initiated in Year 1 of the UEZ.	At least 86 units/30% of total.	√
7. Non-Displacement	Minimum Displacement	Prior to any demolition, which occurred in April 2002, residents of the former 510 public housing units were relocated in accordance with the Uniform Relocation Act (URA) and all applicable regulations of the Urban Residential Finance Authority.	√
8. Affordability	Twenty percent (20%) of the units for rent, if any, and ten percent (10%) of the units in each housing type and bedroom composition, shall bear monthly rents which do not exceed thirty percent (30%) of the low-income level defined in Section 146-52(2)bl or, in the case of rental housing units that are being financed through federal low-income housing tax credits, said units shall bear monthly rents which do not exceed the maximum rents prescribed in Section 42 of the Internal Revenue Service Code, based upon the low-income level defined in Section 146-52(2)bl.	Project would include the following breakdown of affordable housing units, which meets the requirements for urban enterprise zone designation:  195 of the proposed 286 total units (68 percent), which would include 118 of the 196 units in Phase I (60 percent) and 77 of the 90 units in Phase II (86 percent). The affordable housing units would further be broken down by bedroom type. In Phase I, this would include 36 of the proposed 62 one-bedroom units (58 percent); 65 of the proposed 96 two-bedroom units (68 percent); 15 of the proposed 36 three-bedroom units (42 percent); and 2 of the proposed 2 four-bedroom units	√

		(100 percent). In Phase II, this would include 46 of the proposed 54 units (85 percent); and 31 of the proposed 36 two-bedroom units (86 percent).	
CRITERION	REQUIRED	PROPOSED	COMPLIANCE
9. Provision for Atlanta Police officers and their families (Housing and Mixed-Use Residential/ Commercial Enterprise Zones)	5% of available units to be offered to Atlanta Police officers and their families at purchase prices or monthly rents which do not exceed the low-income level of affordability.	Applicant certifies compliance.	√
10. Job Creation	First Source Jobs Policy, which is administered by the Atlanta Workforce Development Agency.	Applicant proposes to comply. Project would create 5 fulltime, permanent new jobs.	√
11. Financial Feasibility	<u>Chief Financial Officer's Statement of Fiscal Impact:</u> a. Negative cash flow; OR b. Debt coverage ratio <1.20; OR c. A variable-ratio debt coverage ratio that is equivalent to said fixed-rate ratio, based upon reasonable assumptions as certified.	Proposed development project would have a negative cash flow and a debt coverage ratio of <1.20.	√



**LEGAL DESCRIPTION FOR  
HARRIS HOMES REVITALIZATION  
PHASE I HOUSING ENTERPRISE ZONE**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 117 OF THE 14TH DISTRICT OF FULTON COUNTY (CITY OF ATLANTA), GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CUNNINGHAM PLACE (40 FOOT TOTAL RIGHT OF WAY WIDTH) AND THE EAST RIGHT OF WAY LINE OF PEEPLES STREET (50 FOOT TOTAL RIGHT OF WAY WIDTH) SAID POINT BEING NORTH 51 DEGREES 29 MINUTES 00 SECONDS EAST, 31.96 FEET FROM A NAIL AND SURVEYOR'S DISK SET AT THE CENTERLINE INTERSECTION OF CUNNINGHAM PLACE AND PEEPLES STREET;

THENCE ALONG SAID NORTH RIGHT OF WAY OF CUNNINGHAM PLACE, SOUTH 89 DEGREES 46 MINUTES 23 SECONDS EAST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH LINE OF CUNNINGHAM PLACE, NORTH 00 DEGREES 00 MINUTES 44 SECONDS EAST, A DISTANCE OF 549.72 FEET TO A POINT;

THENCE NORTH 89 DEGREES 59 MINUTES 16 SECONDS WEST, A DISTANCE OF 90.00 FEET TO SAID EAST RIGHT OF WAY LINE OF PEEPLES STREET;

THENCE ALONG SAID EAST RIGHT OF WAY LINE OF PEEPLES STREET, NORTH 00 DEGREES 00 MINUTES 44 SECONDS EAST, A DISTANCE OF 171.09 FEET TO A POINT AT THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF PEEPLES STREET AND THE SOUTH RIGHT OF WAY LINE OF SELLS AVENUE (60 FOOT TOTAL RIGHT OF WAY WIDTH);

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF SELLS AVENUE, NORTH 88 DEGREES 16 MINUTES 02 SECONDS EAST, A DISTANCE OF 849.88 FEET TO A POINT AT THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE OF SELLS AVENUE AND THE WEST RIGHT OF WAY LINE OF JOSEPH E. LOWERY BOULEVARD (50 FOOT TOTAL RIGHT OF WAY WIDTH);

THENCE ALONG SAID WEST RIGHT OF WAY LINE OF JOSEPH E. LOWERY BOULEVARD, SOUTH 00 DEGREES 17 MINUTES 01 SECONDS EAST, A DISTANCE OF 255.39 FEET TO A POINT;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF JOSEPH E. LOWERY BOULEVARD ALONG THE ARC OF A CURVE TO THE RIGHT 29.66 FEET

(SAID ARC HAVING A RADIUS OF 975.00 FEET AND A CHORD OF SOUTH 00 DEGREES 35 MINUTES 17 SECONDS WEST, 29.66 FEET) TO A POINT;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE OF JOSEPH E. LOWERY BOULEVARD, NORTH 89 DEGREES 42 MINUTES 26 SECONDS WEST, A DISTANCE OF 102.93 FEET TO A POINT;

THENCE NORTH 01 DEGREES 43 MINUTES 58 SECONDS WEST, A DISTANCE OF 77.53 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 16 MINUTES 02 SECONDS WEST, A DISTANCE OF 221.58 FEET TO A POINT;

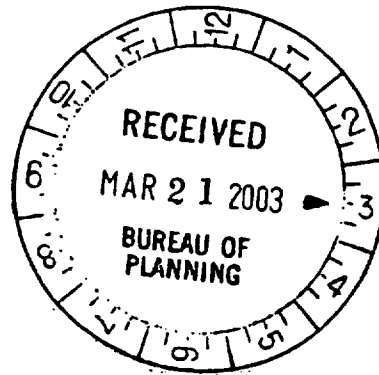
THENCE SOUTH 01 DEGREES 43 MINUTES 58 SECONDS EAST, A DISTANCE OF 146.26 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 28 MINUTES 01 SECONDS EAST, A DISTANCE OF 56.15 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 00 MINUTES 44 SECONDS WEST, A DISTANCE OF 388.06 FEET TO SAID NORTH RIGHT OF WAY LINE OF CUNNINGHAM PLACE;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF CUNNINGHAM PLACE, NORTH 89 DEGREES 46 MINUTES 23 SECONDS WEST, A DISTANCE OF 494.35 FEET TO THE POINT OF BEGINNING.

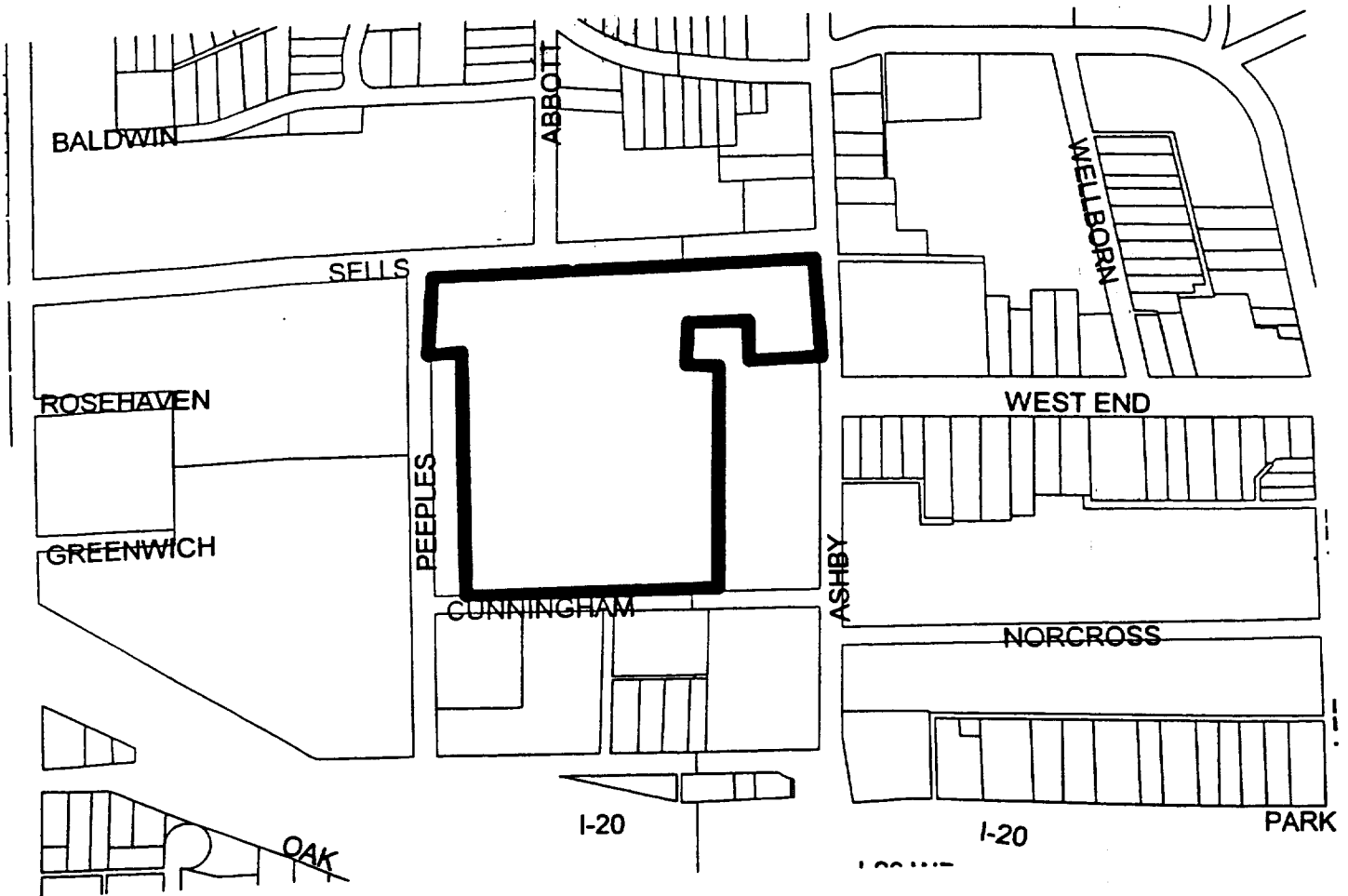
SAID TRACT CONTAINING 9.8995 ACRES (431,224 SQUARE FEET).





# HARRIS HOMES REVITALIZATION, PHASES I & II HOUSING ENTERPRISE ZONE

920 JOSEPH E. LOWERY BOULEVARD, S.W.  
(f.k.a. ASHBY STREET, S.W.),  
a.k.a. 920 SELLS AVENUE, S.W.  
COUNCIL DISTRICT 4, NPU "T"



## UEZ - 03 - 04



920 J.E.L.  
Npu-t-streets  
Npu-t-parcels



## CITY OF ATLANTA

SHIRLEY FRANKLIN  
MAYOR

55 TRINITY AVENUE, SW, SUITE 3350  
ATLANTA, GEORGIA 30335-0308  
(404) 330-6145 - FAX (404) 658-7491

Internet Home Page:  
[www.ci.atlanta.ga.us](http://www.ci.atlanta.ga.us)

DEPARTMENT OF  
PLANNING AND  
COMMUNITY DEVELOPMENT

CHARLES C. GRAVES, III  
COMMISSIONER

BEVERLEY DOCKERAY-OJO  
INTERIM DIRECTOR  
BUREAU OF PLANNING

February 21, 2003

Mr. Rod Teachey, Project Director  
Harris Redevelopment, LLC  
C/o The Integral Partnership  
60 Piedmont Avenue, First Floor  
Atlanta, Georgia 30303

Dear Mr. Teachey:

This letter serves as notification of several matters pertaining to the urban enterprise zone application that you recently submitted to us as part of Cycle I, 2003.

**Receipt of the UEZ Application.** We received your Urban Enterprise Zone (UEZ) application for property that is located at 920 Joseph E. Lowery Boulevard, SW (f.k.a. 920 Sells Avenue, SW). You have proposed the creation of the "Harris Homes Revitalization, Phase I Housing Enterprise Zone" for the subject property. Your application was assigned the case number of UEZ-03-04. We are reviewing it for completeness and accuracy, and will be contacting you soon by telephone concerning any additional information or clarification that we need.

**Completion of the UEZ Eligibility Analysis.** Meanwhile, we have completed the UEZ eligibility analysis for the subject property, as attached. We are pleased to inform you that we have determined that the subject property IS ELIGIBLE for urban enterprise zone designation.

**Required NPU Meeting.** As part of the UEZ designation process, you are required to attend a Neighborhood Planning Unit (NPU) meeting. Your property is located in NPU "T", which holds monthly meetings at the Shrine of the Black Madonna Fellowship Hall at 950 Ralph David Abernathy Boulevard. We are scheduling your UEZ case for the NPU "T" meeting to be held on Wednesday, March 12, 2003, beginning at 7:30 p.m. Please attend this meeting (or send a designee) and make a presentation of your application. The NPU "T" members will vote on your application, with such vote serving as a recommendation to City Council. Please note that it is possible that NPU "T" members may request that you also attend one or more neighborhood association meetings before or after the NPU "T" meeting. Please contact the NPU "T" Chairperson, Jerry (Tacuma) Brown, immediately at (404) 753-4247 (home) or (404) 752-5490 (office) concerning this.

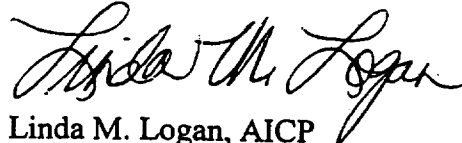
**Required Public Hearing & Optional Committee Meeting.** The second required meeting is the public hearing to be conducted by the City's Community Development/Human Resources (CD/HR) Committee on Monday, May 12, 2003. The public hearing will be held in the City Hall Council Chambers on the Second Floor of City Hall (at 55 Trinity Avenue), beginning at 6:00 p.m. Please be prepared make a presentation about your UEZ application and to answer any questions at the public hearing. We encourage you to also attend the CD/HR Committee meeting to be held the following day, on Tuesday, May 13, 2003, where the CD/HR Committee will vote on your application and make a recommendation to the full City Council. That meeting will be held in Committee Room #2 on the Second Floor of City Hall (55 Trinity Avenue), beginning at 1:00 p.m.

**Creation of the Urban Enterprise Zone.** Provided that no deferrals have occurred, the full City Council will then vote on your case at its regular meeting on May 19, 2003. If the City Council votes to approve your case, the Mayor then is allowed up to eight days in which to sign the ordinance for the creation of your proposed urban enterprise zone. Thereafter, the ordinance becomes law, with or without the Mayor's signature. The new urban enterprise zone would exist for ten years. You are cautioned that no building construction or renovation activity may begin before the ordinance to create your proposed urban enterprise zone has been adopted. However, pre-construction activities, such as demolition, clearance, and infrastructure installation, are allowed.

**UEZ Tax Abatements.** Your urban enterprise zone tax abatement would begin on January 1, 2004, such that 2004 is the first year in which the property can receive tax abatements on new or renovated improvements. The condition for the receipt of this tax abatement, you may recall, is that the construction or renovation of at least 30 percent of all proposed housing units on the property must be underway by December 31, 2004. Tax abatements are made on the new improvements or new renovations only, at 100 percent for the first five years. Thereafter, the tax abatements are 80 percent for Years 6 & 7, 60 percent for Year 8, 40 percent for Year 9, and 20 percent for Year 10. Some restrictions apply.

Thank you for participating in the Urban Enterprise Zone Program. If you have questions regarding any of these matters, please contact me at (404) 330-6637. For further information concerning the NPU meeting, you may contact the NPU Coordinator, Valerie Bell-Smith, at (404) 330-6899.

Sincerely,



Linda M. Logan, AICP  
Principal Planner  
Bureau of Planning

/lml/Attachment

xc: Charles Graves, Commissioner  
Beverley Dockeray-Ojo, Interim Director  
Sara Wade Hicks, Assistant Director

UEZ-03-04



## CITY OF ATLANTA

SHIRLEY FRANKLIN  
MAYOR

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Mr. Rod Teachey, Project Director  
Harris Redevelopment, LLC  
c/o The Integral Partnership  
60 Piedmont Avenue, First Floor  
Atlanta, Georgia 30303

Dear Mr. Teachey:

Presented below is the Urban Enterprise Zone (UEZ) Eligibility Analysis for your property. This analysis is based on demographic data for 2002. Please contact me at (404) 330-6637 with any questions that you might have.

Linda M. Logan, AICP, Principal Planner

## PROPERTY IDENTIFICATION DATA

Address: 920 Joseph E. Lowery Boulevard, SW (f.k.a. 920 Sells Avenue, SW)	PCN: 14-0017-0003-019
Census Tract: 42 District/Land Lot: 14/17 NPU: "T" Council District: 4	Case Number: UEZ-03-04
Proposed UEZ Name: "Harris Homes Revitalization, Phase I Housing Enterprise Zone"	

## U.E.Z. ELIGIBILITY ANALYSIS

REQUIRED CRITERION	UNIT(S) OF MEASURE*	U.E.Z. FINDING(S) AND CONCLUSIONS**
1. Evidence of Pervasive Poverty: $\geq 20\%$ .	Census Tract: 42 (formerly 42.95) Census Block Group: 1	Poverty Rate is 70.1% ( $>20\%$ ). <b>Meets this criterion.</b>
2. Unemployment: a. At least 10% higher than the State Average; OR b. Significant Job Loss.	a. Percentage for the Census Tract: 11.3%. b. Documentation from the applicant.	a. Unemployment Rate is at least 10% higher than the State Average. b. Significant Job Loss is undetermined. <b>Meets this criterion.</b>
3. General Distress: a. High Crime (Police Beat crime rate of $\geq 20\%$ compared to the Police Zone); OR b. Existing abandoned and/or dilapidated structures within one block of the project area, or deteriorated infrastructure.	a. Police Beat/Zone: 103. Crime Rate: 51%. OR b. Documentation (such as photographs) from the applicant.	a. Police Beat/Zone meets the high crime requirement. b. Presence of abandoned and/or dilapidated structures within one block of the project area, or deteriorated infrastructure, is undetermined. <b>Meets this criterion.</b>
4. Underdevelopment: $\leq 20\%$ of Development Activity Within the City.	NPU: "T." Percentage Within the NPU: -16%% Res./+5%Non-Res.	The NPU has $\leq 20\%$ of development activity within the City. <b>Meets this criterion.</b>
<b>RESULT OF THE ANALYSIS: THE PROPERTY IS X IS NOT COULD BE ELIGIBLE.</b>		
*Source of utilized eligibility data: 2002 Database.		
**To be eligible for enterprise zone designation, a property shall be located within an area that meets three of the four listed criteria: poverty, unemployment, general distress, and underdevelopment.		